

02-0-0358

AN ORDINANCE
BY: ZONING COMMITTEE

Z-02-03/Z-84-52

AN ORDINANCE TO AMEND ORDINANCE Z-84-52,
ADOPTED BY CITY COUNCIL AUGUST 6, 1984 AND
APPROVED BY THE MAYOR AUGUST 8, 1984, REZONING
FROM THE C-3 (COMMERCIAL-RESIDENTIAL) DISTRICT
TO THE PD-OC (PLANNED DEVELOPMENT-OFFICE
COMMERCIAL) DISTRICT, PROPERTY LOCATED AT
3060 PEACHTREE ROAD, N.W., FOR THE PURPOSE OF
APPROVING A REVISED SITE PLAN AND CHANGE OF
CONDITIONS.

OWNER: BUCKHEAD PLAZA LAND TRUST
APPLICANT: REALTY DEVELOPMENT CORPORATION
BY: NATHAN V. HENDRICKS III, ESQ., ATTORNEY
NPU-B COUNCIL DISTRICT 8

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ATLANTA,
GEORGIA as follows:

SECTION 1. That all currently approved site plans and other conditions governing the development of the property located at **3060 Peachtree Road, N.W.**, more particularly described by the attached legal description identified as Exhibit A, are hereby deleted in their entirety and a revised site plan entitled "Master Plan, Proposed Mixed-Use Development, West Paces Ferry Road, Atlanta, Georgia, Realty Development Corporation" prepared by Niles Bolton Associates, Inc., dated January 11, 2002 and marked received by the Bureau of Planning January 11, 2002 is hereby approved in lieu thereof.

SECTION 2. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

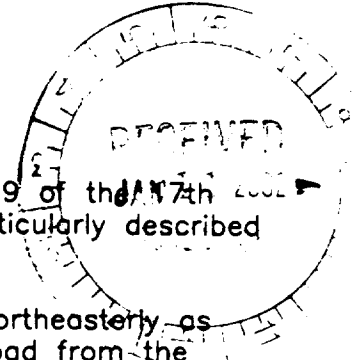
C-3

20203/284-52

Property Description

PARCELS E-2, E-3 & F

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 99 of the 17th District, Fulton County, City of Atlanta, Georgia, and being more particularly described as follows:



COMMENCE at a 1-inch crimp top pipe found located 438.2 feet Northeastly as measured along the northwesterly right-of-way line of Peachtree Road from the intersection of the North line of Land Lot 100 with the western right-of-way line of Peachtree Road; thence run North 68 degrees 44 minutes 59 seconds West, a distance of 14.03 feet to an iron pin found; thence run North 68 degrees 44 minutes 59 seconds West, a distance of 503.04 feet to a point, said point being the TRUE POINT OF BEGINNING.

From the TRUE POINT OF BEGINNING as thus established, thence run North 68 degrees 44 minutes 59 seconds West, a distance of 315.74 feet to a point; thence run North 68 degrees 44 minutes 59 seconds West, a distance of 456.68 feet to an iron pin found; thence run North 21 degrees 23 minutes 57 seconds East, a distance of 635.90 feet to a point located on the southerly right-of-way line of West Paces Ferry Road (right-of-way width varies); thence, run along said southerly right-of-way line of West Paces Ferry Road, South 52 degrees 10 minutes 57 seconds East, a distance of 44.58 feet to a point; thence, continuing along said southerly right-of-way line, South 52 degrees 10 minutes 57 seconds East, a distance of 111.08 feet to a point; thence, continuing along said southerly right-of-way line, along the arc of a curve to the left, an arc distance of 220.52 feet (said curve having a radius of 794.37 feet, being subtended by a chord bearing of South 60 degrees 08 minutes 07 seconds East, a chord distance of 219.81 feet) to a point; thence, continuing along said southerly right-of-way line, South 68 degrees 05 minutes 15 seconds East, a distance of 203.84 feet to a point; thence, continuing along said southerly right-of-way line, along the arc of a curve to the right, an arc distance of 88.87 feet (said curve having a radius of 1631.43 feet, being subtended by a chord bearing of South 66 degrees 31 minutes 37 seconds East, a chord distance of 88.86 feet) to a point; thence, continuing along said southerly right-of-way line, along the arc of a curve to the right, an arc distance of 129.40 feet (said curve having a radius of 1631.43 feet, being subtended by a chord bearing of South 62 degrees 41 minutes 39 seconds East, a chord distance of 129.37 feet) to a point; thence, leaving said southerly right-of-way line, run South 21 degrees 47 minutes 54 seconds East, a distance of 46.63 feet to a point; thence run South 21 degrees 15 minutes 01 seconds West, a distance of 212.57 feet to a point; thence run South 38 degrees 13 minutes 45 seconds West, a distance of 73.70 feet to a point; thence run North 68 degrees 44 minutes 59 seconds West, a distance of 291.00 feet to a point; thence run South 21 degrees 15 minutes 01 seconds West, a distance of 156.87 feet to a point; thence run North 68 degrees 44 minutes 59 seconds West, a distance of 2.80 feet to a point; thence run South 21 degrees 15 minutes 01 seconds West, a distance of 11.30 feet to a point; thence South 68 degrees 44 minutes 59 seconds East, a distance of 70.71 feet to a point; thence North 21 degrees 15 minutes 01 seconds East, a distance of 6.19 feet to a point; thence South 68 degrees 44 minutes 59 seconds East, a distance of 223.09 feet to a point; thence South 68 degrees 44 minutes 59 seconds East, a distance of 21.94 feet to a point; thence run South 21 degrees 15 minutes 01 seconds West, a distance of 60.02 feet to a point, said point being the TRUE POINT OF BEGINNING.

The above described property contains 9.504 acres.

Exhibit A

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